



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
Planning Director

February 10, 2022

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *HL*

FROM: Esbii Ogholoh, Planner II *EAO*

SUBJECT: **Case 10-22** 15913 Old Hammond Highway

Application Summary			
Applicant	Michael Petty	Submittal Date	January 5, 2022
Site Area	10,456 sf		
Location	Northwest intersection of Old Hammond Highway and O'Neal Lane (Council District 4-Moak)		
Planning Commission Meeting Date	February 21, 2022	Metropolitan Council Meeting Date	March 16, 2022
Request			
Requested Zoning	Heavy Commercial One (HC1)	Existing Zoning	Rural
Proposed Use(s)	Convenience store with gasoline sales/ gas station	Existing Use(s)	Convenience store with gasoline sales/ gas station
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ±10%
Area Characteristics			
Surrounding Zoning	Rural, Light Commercial (C1), Heavy Commercial (C2), HC1, Light Industrial (M1), Zero Lot Line Residential (A2.6)		
Surrounding Uses	Convenience store with gasoline sales, retail, restaurant, motor vehicle sales and repair, warehouse, animal hospital, undeveloped, vacant		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements			

Case History – Site

- None

Case History – Area

- **PA-20-21** 15400-15500, 15545 and 15643 Old Hammond Highway, Residential Neighborhood to Compact Neighborhood
 - Approval recommended by the Planning Commission on December 13, 2021
 - Approved by the Metropolitan Council January 19, 2022
- **Case-91-21** 15400-15500, 15545 and 15643 Old Hammond Highway, Rural to A2.6
 - Approval recommended by the Planning Commission on December 13, 2021
 - Approved by the Metropolitan Council January 19, 2022
- **Case-62-18** 100-500 UND and 430 South Stevendale Road, Rural to HC1
 - Approval recommended by the Planning Commission on September 17, 2018
 - Approved the Metropolitan Council October 17, 2018
- **Case-38-18** 410 and 430 South Stevendale Road, Rural to HC1
 - Approval recommended by the Planning Commission on June 18, 2018
 - Approved by the Metropolitan Council July 18, 2018

Comprehensive Plan Consistency

- Consistent with the designation of Employment Center on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of industrial, commercial, residential and undeveloped uses
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
HC1	Minimum Required	Existing
Lot Width	60ft	70 ft
Lot Area	7,500 sf	10,456 sf

Transportation

- Property located on the Major Street Plan- *Old Hammond Highway, O’Neal Lane*
 - Completed
- Property located in the vicinity of streets on the Major Street Plan- *South Stevendale Road*
- Property located adjacent to proposed MOVEBR Projects- *Old Hammond Highway (Millerville-O’Neal), Old Hammond Highway (O’Neal-Florida)*
- Property located in the vicinity of transit stop

Environmental Issues

- Approximately 10% of site in AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification




- Subject property posted on January 26, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and the Sedona Pines Homeowners Association on February 4, 2022
- Staff reports available to review on February 10, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on February 11, 15 and 17, 2022

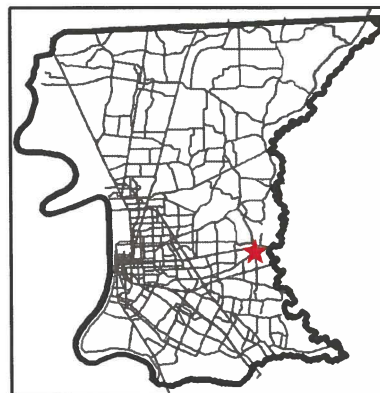
Findings

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Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



10-22

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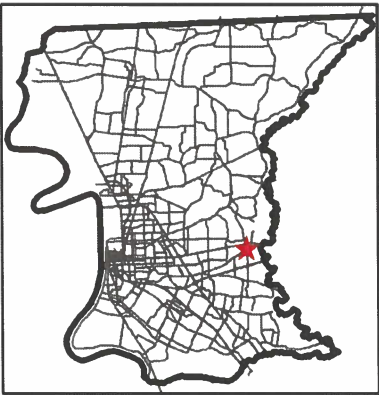
0 200 400 600 800 ft





Legend

	Current Case		Pedestrian/Bike Master Plan
	MoveBR Project		Existing
Major Street Plan Status			Proposed
	Completed		Transit
	Additional		Bus Routes
	Future		Bus Stops



10-22

0 200 400 600 800
Feet



Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.